



## JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE HEARING

# AGENDA

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WEDNESDAY, MAY 10, 2017  
PLAZA CONFERENCE ROOM AT CITY HALL – 500 CASTRO STREET  
4:00 P.M.

1. **CALL TO ORDER**

- **ROLL CALL**

2. **ORAL COMMUNICATIONS FROM THE PUBLIC**

This portion of the meeting is reserved for persons wishing to address the Assistant Community Development Director/Planning Manager on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Assistant Community Development Director/Planning Manager from acting on items not on the agenda.

3. **CONSENT CALENDAR**

3.1 **2250 Charleston Road, Peter Yip for Folio Architects, 304-16-UPA; APN: 147-02-014**

Request for a Conditional Use Permit to allow an office to occupy an existing commercial building and a Development Review Permit to allow outdoor storage and minor site and landscape modifications to an existing 1.3-acre site; and a determination that the project is categorically exempt pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines. This project is located on the north side of Charleston Road at the intersection of Charleston Road and North Rengstorff Avenue.

Project Planner: Carly Panos

3.2 **935 Sierra Vista Avenue, Unit F, Matthew Visser for Alpha Graphics, PL-2017-075; APN: 153-03-019**

Request for a Conditional Use Permit to allow a business support service use in an existing multi-tenant industrial building; and a determination that the

project is categorically exempt pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines. This project is located on the east side of Sierra Vista Avenue between Plymouth Street and Highway 101 in the MM-40 (General Industrial) District.

Project Planner: Alexi Wordell

**3.3 350 and 420 North Bernardo Avenue, Leo Rivera, PL-2017-091; APNs: 165-37-007 and 165-37-006**

Request for a Heritage Tree Removal Permit to remove two (carob) Heritage trees on a 4-acre site; and a determination that the project is categorically exempt pursuant to 15304 ("Minor Alterations to Land") of the CEQA Guidelines. This project is located on the southwest corner of North Bernardo Avenue and Ravendale Drive in the ML (Limited Industrial) District.

Project Planner: Alexi Wordell

**3.4 946 Linda Vista Avenue, Robert Deen, PL-2017-117; APN: 153-16-020**

Request for a Heritage Tree Removal Permit to remove one (Canary Island pine) Heritage tree; and a determination that the project is categorically exempt pursuant to Section 15304 ("Minor Alterations to Land") of the CEQA Guidelines. This project is located on the west side of Linda Vista Avenue between West Middlefield Road and Terra Bella Avenue in the MM (General Industrial) District.

Project Planner: Clarissa Burke

**3.5 2560 Wyandotte Street, Gregory P. Evard, PL-2017-015; APN: 147-05-105**

Request for a Conditional Use Permit for a business support service use in an existing 2,000 square foot tenant space in an existing multi-tenant industrial building; and a determination that the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines. This project is located on the north side of Wyandotte Street, west of Independence Avenue, in the MM-40 (General Industrial) District.

Project Planner: Clarissa Burke

**4. JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE  
PUBLIC HEARING**

**• PUBLIC HEARING**

**4.1 167 North Whisman Road, Jose Rama for JER Design Group, 367-13-PCZA  
and 379-13-TM; APN: 160-69-003**

Request for a Planned Community Permit to construct two single-family homes, a Heritage Tree Removal Permit to remove three Heritage trees, and a request for a Tentative Parcel Map to create two residential lots on a 13,510 square foot parcel; and a determination that this project is categorically exempt pursuant to Sections 15303 and 15315 )"New Construction or Conversion of Small Structures" and "Minor Land Divisions") of the CEQA Guidelines.

This project is located on the southeast corner of North Whisman Road and Pacific Drive in the P-35 (Whisman Station) Precise Plan.

Project Planner: Clarissa Burke

**ADJOURNMENT OF SUBDIVISION COMMITTEE HEARING**

**5. ADJOURNMENT**

LB/7/CDD  
892-05-10-17A-E

### **AGENDA FOR BOARDS, COMMISSIONS, AND COMMITTEES**

- The Administrative Zoning Hearing meets regularly on the second and fourth Wednesday of each month at 4:00 p.m. at City Hall, Second Floor, in the Plaza Conference Room, 500 Castro Street.
- Interested parties may review the agenda posted at the front of City Hall, 500 Castro Street, beginning Friday evening before each meeting and at the Community Development Department, 500 Castro Street, First Floor, beginning Monday morning.
- Questions or comments regarding the agenda may be directed to the Assistant Community Development Director/Planning Manager or the Project Planner listed under each item at 650-903-6306.
- **SPECIAL NOTICE—Reference: Americans with Disabilities Act, 1990**  
Anyone who is planning to attend a meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the Community Development Department at 650-903-6306 48 hours in advance of the meeting to arrange for assistance. Upon request by a person with a disability, agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format.
- The Assistant Community Development Director/Planning Manager may take action on any matter noticed herein. The Assistant Community Development Director/Planning Manager's consideration of and action on the matters noticed herein are not limited by the recommendations indicated in the agenda.

### **ADDRESSING THE ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR/PLANNING MANAGER**

- Interested parties are entitled to speak on any item listed on the agenda and are requested to fill out the yellow cards available at the rear of the Plaza Conference Room and deposit them with the staff. This will assure that your name and city of residence are accurately recorded in the minutes and that your interest in speaking is recognized.

### **ADMINISTRATIVE ZONING HEARING REVIEW PROCESS**

The Assistant Community Development Director/Planning Manager is the approval body for all applications referred by the Development Review Board requiring a Conditional Use Permit, Variance, Planned Unit Development, or Planned Community Permit.

At the hearing, the applicant/agent will be asked to make a brief presentation on the proposal. Comments from the public shall be heard after the Assistant Community Development Director/Planning Manager has opened the public hearing and prior to the Assistant Community Development Director/Planning Manager taking action or making a recommendation.

The Assistant Community Development Director/Planning Manager can take the following actions on projects being heard:

- Conditionally approve the project.
- Continue the project indefinitely and will be renoticed.
- Continue the project to a specific date.
- Take the project under advisement—pending additional information for staff's review.
- Deny the project.

The decisions of the Assistant Community Development Director/Planning Manager are final unless appealed to the City Council by filing an appeal with the City Clerk within 10 calendar days of the date of findings. No building permits shall be issued during this 10-day period.